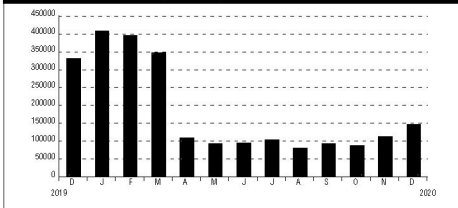


Service Details

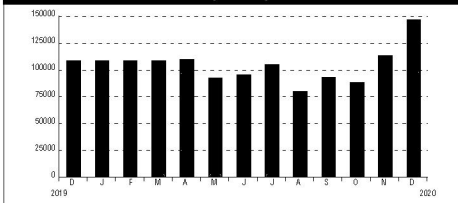
Your Water Use (WGAL)



Current
Month

Days of service 29
Gallons used 147100
Avg. gallons per day 5072.4
Avg. cost per day \$36.83
13 month avg. consumption: 185230.77

Your Wastewater Use (SGAL)



Current
Month

Days of service 29
Gallons used 147100
Avg. gallons per day 5072.4
Avg. cost per day \$46.41



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	11/12/2020	12/11/2020	Consumption
Read	131131	132602	1471
	Reading Difference in Hundreds		1471
	Total Consumption in Gallons		147100

City of Austin Water - Multi-Family

Customer Charge \$75.10
Fixed Charge \$292.00
147,100 Gallons at \$4.53 per 1,000 - Off Peak \$666.36
147,100 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$22.07
147,100 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$7.36
Private Hydrant Fee 2 @ \$2.56 ea \$5.12

TOTAL CURRENT CHARGES \$1,068.01



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
147,100 Gallons at \$8.93 per 1,000 \$1,313.60
147,100 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$22.07

TOTAL CURRENT CHARGES \$1,345.97

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	11/17/2020	12/16/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.

Late Payment Fee

3506 MENCHACA RD, ZIP: 78704

Water - Late Payment Fees	\$45.38
Wastewater - Late Payment Fees	\$51.91
TOTAL CURRENT CHARGES	\$97.29



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 12/11/2020.

Are you struggling to meet basic needs during the COVID-19 pandemic? Get help with food, housing, transportation and more by calling 2-1-1 or visiting connectatx.org.

City of Austin Utilities offers several ways for customers to pay and manage their utility bills. To learn more about payment arrangements, financial assistance and other bill payment options, visit austinenergy.com/go/cap.

Keep water use low this fall/winter & save year-round! Your wastewater averaging period is (12-11-2020 to 03-12-2021) and sets a cap on the volume of wastewater you will be billed each month for the next year. Visit AustinWater.org for more info.

Changes are coming to the City of Austin Utilities Online Customer Care website! Soon you will see a redesigned look, improved functionality and new self-service options. Look for the updates in early December at coautilities.com.

Your entire utility bill is now available in Spanish. If you would like to receive the bill in Spanish, please call a City of Austin Utilities customer service representative at 512-494-9400.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471061029656

Bill Print Date

Nov 17, 2020

Due Date

Dec 4, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$2,363.80

Payment received - Thank you -\$2,363.80

Previous Balance \$0.00

Current Activity/Charges

Water Service \$907.66

Wastewater Service \$1,038.16

Drainage Service + \$721.90

Current Balance \$2,667.72

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$2,667.72

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$2,667.72
Date Due: 12/04/20

Penalty After Date Due: \$97.29

Total Due After 12/04/2020: \$2,765.01

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

CITY OF AUSTIN
P.O. BOX 2267
AUSTIN TX 78783-2267

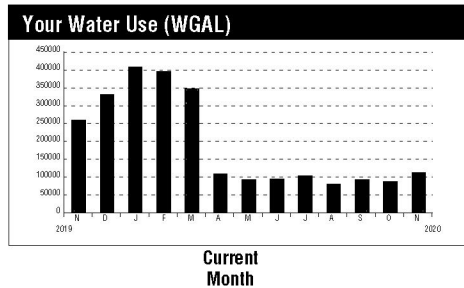
VM 3506 MANCHACA LLC



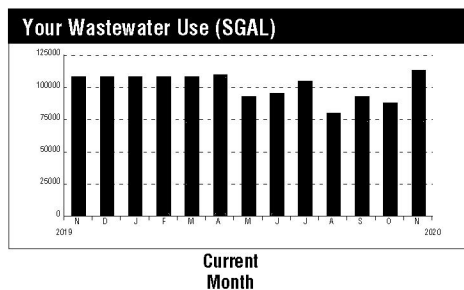
7536 0100 CA D0 16 11162020 NNNNNNN 0000000 Non-2 1 02

0000047173941488 000002667720 990001012

Service Details



Days of service 29
 Gallons used 113200
 Avg. gallons per day 3903.4
 Avg. cost per day \$31.30
 13 month avg. consumption: 193830.77



Days of service 29
 Gallons used 113200
 Avg. gallons per day 3903.4
 Avg. cost per day \$35.80



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	10/14/2020	11/12/2020	Consumption
Read	129999	131131	1132
Reading Difference in Hundreds			1132
Total Consumption in Gallons			113200

City of Austin Water - Multi-Family

Customer Charge \$75.10
 Fixed Charge \$292.00
 113,200 Gallons at \$4.53 per 1,000 - Off Peak \$512.80
 113,200 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$16.98
 113,200 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$5.66
 Private Hydrant Fee 2 @ \$2.56 ea \$5.12

TOTAL CURRENT CHARGES \$907.66



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
 113,200 Gallons at \$8.93 per 1,000 \$1,010.88
 113,200 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$16.98

TOTAL CURRENT CHARGES \$1,038.16

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
 HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
 P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	10/19/2020	11/17/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 11/12/2020.

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Monitor your daily electricity usage, get personalized energy efficiency tips and receive weekly usage information and high bill alerts by email. Log in and learn more at coautilities.com.

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Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471531013983

Bill Print Date

Oct 19, 2020

Due Date

Nov 5, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$2,430.93

Payment received - Thank you -\$2,430.93

Previous Balance \$0.00

Current Activity/Charges

Water Service \$830.74

Wastewater Service \$811.16

Drainage Service + \$721.90

Current Balance \$2,363.80

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$2,363.80

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$2,363.80
Date Due: 11/05/20

Penalty After Date Due: \$82.10

Total Due After 11/05/2020: \$2,445.90

CAP Contribution: \$

Parks & Libraries Fund: \$

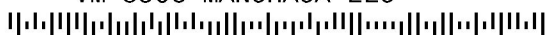
Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

CITY OF AUSTIN
P.O. BOX 2267
AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

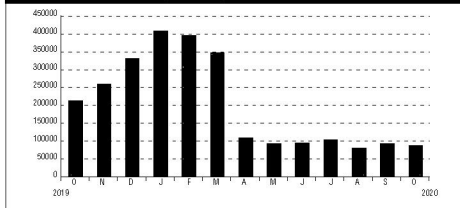


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Service Details

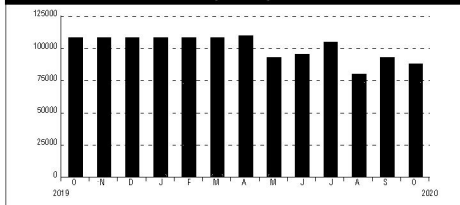
Your Water Use (WGAL)



Current
Month

Days of service 30
Gallons used 88200
Avg. gallons per day 2940.0
Avg. cost per day \$27.69
13 month avg. consumption: 201461.54

Your Wastewater Use (SGAL)



Current
Month

Days of service 30
Gallons used 88200
Avg. gallons per day 2940.0
Avg. cost per day \$27.04



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	09/14/2020	10/14/2020	Consumption
Read	129117	129999	882
	Reading Difference in Hundreds		882
	Total Consumption in Gallons		88200

City of Austin Water - Multi-Family

Customer Charge \$75.10
Fixed Charge \$292.00
88,200 Gallons at \$5.00 per 1,000 - On Peak \$441.00
88,200 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge \$13.23
88,200 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$4.41
Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$830.74



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
88,200 Gallons at \$8.93 per 1,000 \$787.63
88,200 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge \$13.23

TOTAL CURRENT CHARGES \$811.16

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	09/17/2020	10/19/2020
---------------	------------	------------

City of Austin Drainage

Monthly Charge \$721.90

TOTAL CURRENT CHARGES \$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 10/14/2020.

Are you struggling to meet basic needs during the COVID-19 pandemic? Get help with food, housing, transportation and more by calling 2-1-1 or visiting connectatx.org.

Facing financial hardship? City of Austin Utilities customers can now apply for emergency financial assistance with utility bills. To apply, visit austinbillhelp.com or call 512-765-9721.

Monitor your daily electricity usage, get personalized energy efficiency tips and receive weekly usage information and high bill alerts by email. Log in and learn more at coautilities.com.

Austin Water is currently in Conservation Stage Restrictions. You may water only on your assigned day(s) and times. Find your watering day, information on rebates and protecting our water supply at waterswiseaustin.com.

You can find savings on smart thermostats, LED lightbulbs, air conditioners and whole-home energy upgrades, which can equal about 20 percent savings on summer energy bills. More at austinenenergy.com/go/summer.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471970755947

Bill Print Date

Sep 17, 2020

Due Date

Oct 5, 2020

Previous Activity/Charges

Total Amount Due at Last Bill

\$2,248.14

Payment received - Thank you

-\$2,248.14

Previous Balance

\$0.00

Current Activity/Charges

Water Service

\$855.19

Wastewater Service

\$853.84

Drainage Service

+ \$721.90

Current Balance

\$2,430.93

If Payment is received after due date, a late fee will be assessed.

Total Amount Due

\$2,430.93

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due:

\$2,430.93

Date Due:

10/05/20

Penalty After Date Due:

\$85.45

Total Due After 10/05/2020:

\$2,516.38

CAP Contribution:

\$

Parks & Libraries Fund:

\$

Public School Energy Asst.:

\$

Enter
contributions
and include
in Total Paid

Total Paid:

\$

CITY OF AUSTIN

P.O. BOX 2267

AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

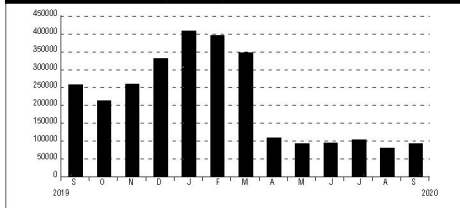


7536 0100 CA 00 18 09182020 NNNNNNN 0008021 Non-2 102

0000047173941488 000002430931 990001012

Service Details

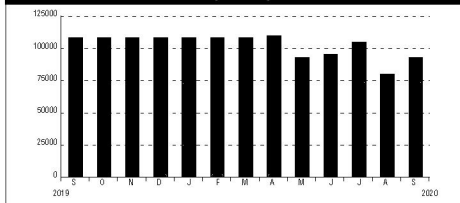
Your Water Use (WGAL)



Current
Month

Days of service 32
Gallons used 92900
Avg. gallons per day 2903.1
Avg. cost per day \$26.72
13 month avg. consumption: 214530.77

Your Wastewater Use (SGAL)



Current
Month

Days of service 32
Gallons used 92900
Avg. gallons per day 2903.1
Avg. cost per day \$26.68



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	08/13/2020	09/14/2020	Consumption
Read	128188	129117	929
	Reading Difference in Hundreds		929
	Total Consumption in Gallons		92900

City of Austin Water - Multi-Family

Customer Charge \$75.10
Fixed Charge \$292.00
92,900 Gallons at \$5.00 per 1,000 - On Peak \$464.50
92,900 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge \$13.94
92,900 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$4.65
Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$855.19



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
92,900 Gallons at \$8.93 per 1,000 \$829.60
92,900 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge \$13.94

TOTAL CURRENT CHARGES \$853.84

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	08/18/2020	09/17/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 9/14/2020.

Are you struggling to meet basic needs during the COVID-19 pandemic? Get help with food, housing, transportation and more by calling 2-1-1 or visiting connectatx.org.

Facing financial hardship? City of Austin Utilities customers can now apply for emergency financial assistance with utility bills. To apply, visit austinbillhelp.com or call 512-765-9721.

Monitor your daily electricity usage, get personalized energy efficiency tips and receive weekly usage information and high bill alerts by email. Log in and learn more at coautilities.com.

Austin Water is currently in Conservation Stage Restrictions. You may water only on your assigned day(s) and times. Find your watering day, information on rebates and protecting our water supply at waterswiseaustin.com.

Save Energy, Especially Now. Unplug electronics and set thermostats at 78 on hot days to save energy. Get more tips at austinenergy.com/go/summer.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471332821778

Bill Print Date

Aug 18, 2020

Due Date

Sep 4, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$2,600.84

Payment received - Thank you -\$2,600.84

Previous Balance

\$0.00

Current Activity/Charges

Water Service \$788.63

Wastewater Service \$737.61

Drainage Service + \$721.90

Current Balance

\$2,248.14

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$2,248.14

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$2,248.14
Date Due: 09/04/20

Penalty After Date Due: \$76.31

Total Due After 09/04/2020: \$2,324.45

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

CITY OF AUSTIN

P.O. BOX 2267

AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

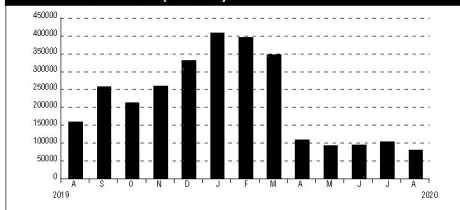


7536 0100 CA 00 19 08192020 NNNNNNN 0007836 Non-0 1 02.

0000047173941488 000002248141 990001012

Service Details

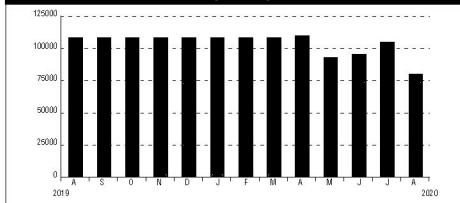
Your Water Use (WGAL)



Current
Month

Days of service 29
Gallons used 80100
Avg. gallons per day 2762.1
Avg. cost per day \$27.19
13 month avg. consumption: 219638.46

Your Wastewater Use (SGAL)



Current
Month

Days of service 29
Gallons used 80100
Avg. gallons per day 2762.1
Avg. cost per day \$25.43



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	07/15/2020	08/13/2020	Consumption
Read	127387	128188	801
	Reading Difference in Hundreds		801
	Total Consumption in Gallons		80100

City of Austin Water - Multi-Family

Customer Charge \$75.10
Fixed Charge \$292.00
80,100 Gallons at \$5.00 per 1,000 - On Peak \$400.50
80,100 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge \$12.02
80,100 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$4.01
Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$788.63



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
80,100 Gallons at \$8.93 per 1,000 \$715.29
80,100 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge \$12.02

TOTAL CURRENT CHARGES \$737.61

View or Pay online: www.coutilities.com

AUTHORIZED PAY STATIONS:

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HEB and Randall's stores, as well as:

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- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



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DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates		07/20/2020	08/18/2020
City of Austin Drainage			
Monthly Charge			\$721.90
TOTAL CURRENT CHARGES			\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 8/13/2020.

Facing financial hardship? City of Austin Utilities customers can now apply for emergency financial assistance with utility bills. To apply, visit austinbillhelp.com or call 512-765-9721.

Monitor your daily electricity usage, get personalized energy efficiency tips and receive weekly usage information and high bill alerts by email. Log in and learn more at coautilities.com.

Austin Water is currently in Conservation Stage Restrictions. You may water only on your assigned day(s) and times. Find your watering day, information on rebates and protecting our water supply at waterswiseaustin.com.

Stop utility scammers - don't fall for the call! Austin Energy does not threaten to disconnect your utilities or demand payment with cash or gift cards. Discover tips to protect yourself against scams: austinenenergy.com/go/stopscams.

Austin Transportation Dept. has opened streets for walking, biking, wheelchairs, scooters and other physical activity (Healthy Streets) to maintain safe physical distance while making essential trips. Visit AustinTexas.Gov/HealthyStreets.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471973548260

Bill Print Date

Jul 20, 2020

Due Date

Aug 6, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$2,425.93

Payment received - Thank you -\$2,425.93

Previous Balance

\$0.00

Current Activity/Charges

Water Service \$917.06

Wastewater Service \$961.88

Drainage Service + \$721.90

Current Balance

\$2,600.84

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$2,600.84

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$2,600.84
Date Due: 08/06/20

Penalty After Date Due: \$93.94

Total Due After 08/06/2020: \$2,694.78

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

CITY OF AUSTIN
P.O. BOX 2267
AUSTIN TX 78783-2267

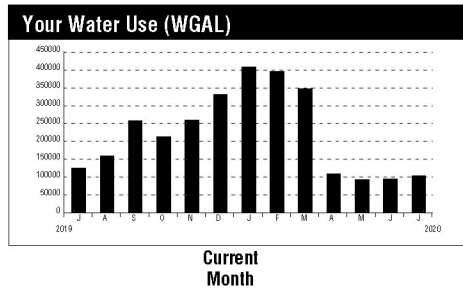
VM 3506 MANCHACA LLC



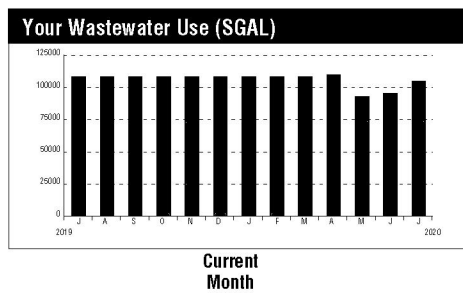
7536 0100 CA 00 21 07212020 NNNNNNN 0007857 Non-0 102

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Service Details



Days of service 33
 Gallons used 104800
 Avg. gallons per day 3175.8
 Avg. cost per day \$27.79
 13 month avg. consumption: 223130.77



Days of service 33
 Gallons used 104800
 Avg. gallons per day 3175.8
 Avg. cost per day \$29.15



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	06/12/2020	07/15/2020	Consumption
Read	126339	127387	1048
	Reading Difference in Hundreds		1048
	Total Consumption in Gallons		104800

City of Austin Water - Multi-Family

Customer Charge \$75.10
 Fixed Charge \$292.00
 104,800 Gallons at \$5.00 per 1,000 - On Peak \$524.00
 104,800 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$15.72
 104,800 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$5.24
 Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$917.06



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
 104,800 Gallons at \$8.93 per 1,000 \$935.86
 104,800 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$15.72

TOTAL CURRENT CHARGES \$961.88

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
 HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
 P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates		06/17/2020	07/20/2020
City of Austin Drainage			
Monthly Charge			\$721.90
TOTAL CURRENT CHARGES			\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 7/15/2020.

Facing financial hardship? City of Austin Utilities customers can now apply for emergency financial assistance with utility bills. To apply, visit austinbillhelp.com or call 512-765-9721.

Monitor your daily electricity usage, get personalized energy efficiency tips and receive weekly usage information and high bill alerts by email. Log in and learn more at coautilities.com.

Stop utility scammers - don't fall for the call! Austin Energy does not threaten to disconnect your utilities or demand payment with cash or gift cards. Discover tips to protect yourself against scams: austinenergy.com/go/stopscams.

Austin Transportation Dept. has opened streets for walking, biking, wheelchairs, scooters and other physical activity (Healthy Streets) to maintain safe physical distance while making essential trips. Visit AustinTexas.Gov/HealthyStreets.

Your safety is our priority. As our community comes together to respond to COVID-19, the City has taken steps to ensure customers have continuous access to needed services. Access City updates here: <http://austintexas.gov/COVID19>.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MANCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471581816774

Bill Print Date

Jun 17, 2020

Due Date

Jul 6, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$2,385.86

Payment received - Thank you -\$2,385.86

Previous Balance \$0.00

Current Activity/Charges

Water Service \$824.77

Wastewater Service \$879.26

Drainage Service + \$721.90

Current Balance \$2,425.93

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$2,425.93

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$2,425.93
Date Due: 07/06/20

Penalty After Date Due: \$85.20

Total Due After 07/06/2020: \$2,511.13

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter contributions and include in Total Paid

Total Paid: \$

CITY OF AUSTIN
P.O. BOX 2267
AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

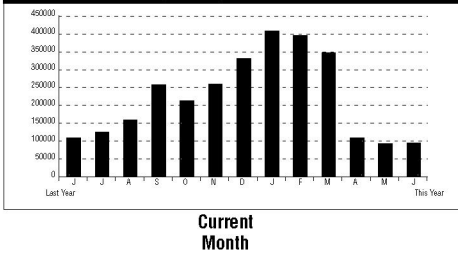


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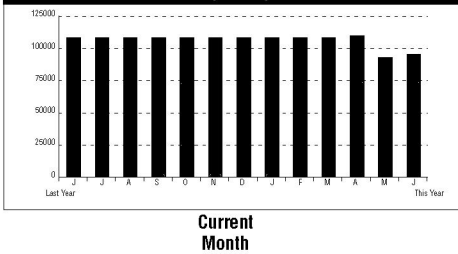
Service Details

Your Water Use (WGAL)



Days of service 30
 Gallons used 95700
 Avg. gallons per day 3190.0
 Avg. cost per day \$27.49
 13 month avg. consumption: 223500.00

Your Wastewater Use (SGAL)



Days of service 30
 Gallons used 95700
 Avg. gallons per day 3190.0
 Avg. cost per day \$29.31



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	05/13/2020	06/12/2020	Consumption
Read	125382	126339	957
	Reading Difference in Hundreds		957
	Total Consumption in Gallons		95700

City of Austin Water - Multi-Family

Customer Charge \$75.10
 Fixed Charge \$292.00
 95,700 Gallons at \$4.53 per 1,000 - Off Peak \$433.52
 95,700 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge \$14.36
 95,700 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$4.79
 Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$824.77



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
 95,700 Gallons at \$8.93 per 1,000 \$854.60
 95,700 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge \$14.36

TOTAL CURRENT CHARGES \$879.26

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	05/18/2020	06/17/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 6/12/2020.

Your safety is our priority. As our community comes together to respond to COVID-19, the City has taken steps to ensure customers have continuous access to needed services. Access City updates here: <http://austintexas.gov/COVID19>.

To ensure continuous service during this time, the City of Austin stopped all utility disconnects due to nonpayment. Call 512-494-9400 today to reconnect utilities. Please continue to pay as you are able to avoid large balances later.

Facing financial hardship? Get help with utilities. City of Austin Utilities offers support for customers in need. See if you qualify: austinenergy.com/go/cap.

Outstanding utility bill balance? Set up a payment arrangement to keep your account in good standing. Call 512-494-9400 and a Customer Service Representative will assist you.

Stop utility scammers - don't fall for the call! Austin Energy does not threaten to disconnect your utilities or demand payment with cash or gift cards. Discover tips to protect yourself against scams: austinenergy.com/go/stopscams.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471577311373

Bill Print Date

May 18, 2020

Due Date

Jun 4, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$2,619.27

Payment received - Thank you -\$2,619.27

Previous Balance

\$0.00

Current Activity/Charges

Water Service \$811.04

Wastewater Service \$852.92

Drainage Service + \$721.90

Current Balance

\$2,385.86

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$2,385.86

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$2,385.86
Date Due: 06/04/20

Penalty After Date Due: \$83.20

Total Due After 06/04/2020: \$2,469.06

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

CITY OF AUSTIN

P.O. BOX 2267

AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

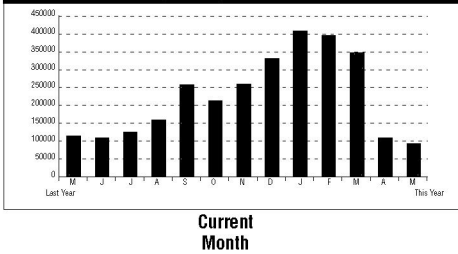


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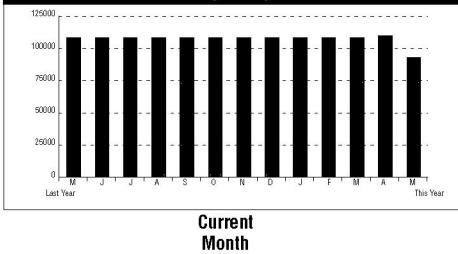
Service Details

Your Water Use (WGAL)



Days of service 29
 Gallons used 92800
 Avg. gallons per day 3200.0
 Avg. cost per day \$27.97
 13 month avg. consumption: 224992.31

Your Wastewater Use (SGAL)



Days of service 29
 Gallons used 92800
 Avg. gallons per day 3200.0
 Avg. cost per day \$29.41



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	04/14/2020	05/13/2020	Consumption
Read	124454	125382	928
	Reading Difference in Hundreds		928
	Total Consumption in Gallons		92800

City of Austin Water - Multi-Family

Customer Charge \$75.10
 Fixed Charge \$292.00
 92,800 Gallons at \$4.53 per 1,000 - Off Peak \$420.38
 92,800 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge \$13.92
 92,800 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$4.64
 Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$811.04



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
 92,800 Gallons at \$8.93 per 1,000 \$828.70
 92,800 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge \$13.92

TOTAL CURRENT CHARGES \$852.92

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	04/17/2020	05/18/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 5/13/2020.

Your safety is our priority. As our community comes together to respond to COVID-19, the City has taken steps to ensure customers have continuous access to needed services. Access City updates here: <http://austintexas.gov/COVID19>.

To ensure continuous service during this time, the City of Austin stopped all utility disconnects due to nonpayment. Call 512-494-9400 today to reconnect utilities. Please continue to pay as you are able to avoid large balances later.

The City of Austin is committed to your health and safety. To contribute to public safety, the City of Austin Walk-In Utility Service Centers are currently closed. Alternate payment options: austinenenergy.com/go/paymentoptions or call 3-1-1.

Outstanding utility bill balance? Set up a payment arrangement to keep your account in good standing. Call 512-494-9400 and a Customer Service Representative will assist you.

Your new wastewater average should be in effect with your April bill. Your wastewater average period was (12-12-2019 to 03-13-2020). For more ways to save visit: AustinWater.org.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471130528943

Bill Print Date

Apr 17, 2020

Due Date

May 4, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$3,732.15

Payment received - Thank you -\$3,732.15

Previous Balance

\$0.00

Current Activity/Charges

Water Service \$890.99

Wastewater Service \$1,006.38

Drainage Service + \$721.90

Current Balance

\$2,619.27

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$2,619.27

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$2,619.27
Date Due: 05/04/20

Penalty After Date Due: \$94.87

Total Due After 05/04/2020: \$2,714.14

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

CITY OF AUSTIN

P.O. BOX 2267

AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

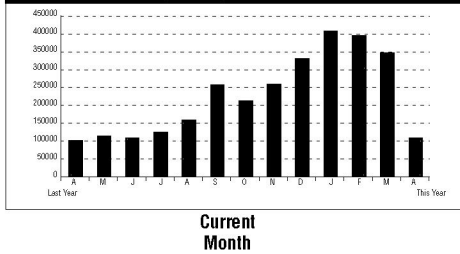


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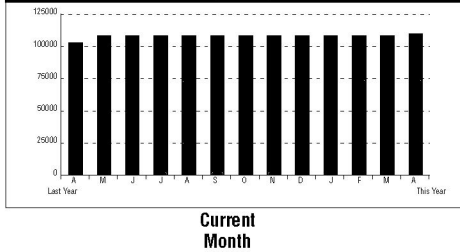
Service Details

Your Water Use (WGAL)



Days of service 32
 Gallons used 109700
 Avg. gallons per day 3428.1
 Avg. cost per day \$27.84
 13 month avg. consumption: 225776.92

Your Wastewater Use (SGAL)



Days of service 32
 Gallons used 109700
 Avg. gallons per day 3428.1
 Avg. cost per day \$31.45



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	03/13/2020	04/14/2020	Consumption
Read	123357	124454	1097
	Reading Difference in Hundreds		1097
	Total Consumption in Gallons		109700

City of Austin Water - Multi-Family

Customer Charge \$75.10
 Fixed Charge \$292.00
 109,700 Gallons at \$4.53 per 1,000 - Off Peak \$496.94
 109,700 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$16.46
 109,700 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$5.49
 Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$890.99



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
 109,700 Gallons at \$8.93 per 1,000 \$979.62
 109,700 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$16.46

TOTAL CURRENT CHARGES \$1,006.38

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	03/18/2020	04/17/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 4/14/2020.

Customers are now being enrolled for a full Spanish-language bill option. The new bill will be clear, understandable and culturally relevant to Spanish-speaking customers. If interested, please call a customer service rep at 512-494-9400.

Your new wastewater average should be in effect with your April bill. Your wastewater average period was (12-12-2019 to 03-13-2020). For more ways to save visit: AustinWater.org.

Outstanding utility bill balance? Set up a payment arrangement to keep your account in good standing. Call 512-494-9400 and a Customer Service Representative will assist you.

Not stopping for pedestrians might save you a few seconds, but the traumatic impacts from a crash last a lifetime. Help keep our streets safe by always yielding to pedestrians. Learn more safety tips at www.austintexas.gov/visionzero.

The City of Austin is now in Conservation Stage water restrictions. This means more flexibility in watering schedules and car washing at home. To find your watering day and get all the facts on Conservation Stage, visit WaterWiseAustin.org.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471018746991

Bill Print Date

Mar 18, 2020

Due Date

Apr 6, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$3,964.38

Payment received - Thank you -\$3,964.38

Previous Balance

\$0.00

Current Activity/Charges

Water Service \$2,012.95

Wastewater Service \$997.30

Drainage Service +\$721.90

Current Balance

\$3,732.15

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$3,732.15

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$3,732.15
Date Due: 04/06/20

Penalty After Date Due: \$150.52

Total Due After 04/06/2020: \$3,882.67

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

CITY OF AUSTIN

P.O. BOX 2267

AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

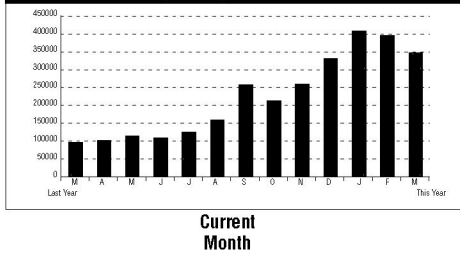


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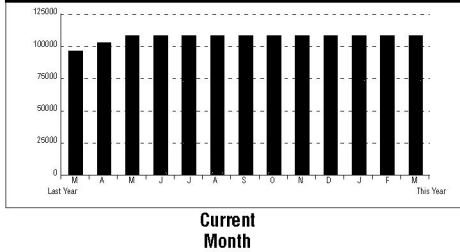
Service Details

Your Water Use (WGAL)



Days of service 30
 Gallons used 346900
 Avg. gallons per day 11563.3
 Avg. cost per day \$67.10
 13 month avg. consumption: 224769.23

Your Wastewater Use (SGAL)



Days of service 30
 Gallons used 108700
 Avg. gallons per day 3623.3
 Avg. cost per day \$33.24



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	02/12/2020	03/13/2020	Consumption
Read	119888	123357	3469
	Reading Difference in Hundreds		3469
	Total Consumption in Gallons		346900

City of Austin Water - Multi-Family

Customer Charge \$75.10
 Fixed Charge \$292.00
 346,900 Gallons at \$4.53 per 1,000 - Off Peak \$1,571.46
 346,900 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$52.04
 346,900 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$17.35
 Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$2,012.95



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
 108,700 Gallons at \$8.93 per 1,000 \$970.69
 108,700 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$16.31

TOTAL CURRENT CHARGES \$997.30

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	02/18/2020	03/18/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 3/13/2020.

Customers are now being enrolled for a full Spanish-language bill option. The new bill will be clear, understandable and culturally relevant to Spanish-speaking customers. If interested, please call a customer service rep at 512-494-9400.

Make a resolution to save water and money in 2020 with your wastewater bill! Conserve water during your wastewater averaging period 12-12-2019 to 03-13-2020. Get tips and more info at: AustinWater.org.

Outstanding utility bill balance? Set up a payment arrangement to keep your account in good standing. Call 512-494-9400 and a Customer Service Representative will assist you.

Not stopping for pedestrians might save you a few seconds, but the traumatic impacts from a crash last a lifetime. Help keep our streets safe by always yielding to pedestrians. Learn more safety tips at www.austintexas.gov/visionzero.

The City of Austin is now in Conservation Stage water restrictions. This means more flexibility in watering schedules and car washing at home. To find your watering day and get all the facts on Conservation Stage, visit WaterWiseAustin.org.

Contact Information

View or Pay online: www.coutilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471864068525

Bill Print Date

Feb 18, 2020

Due Date

Mar 6, 2020

Previous Activity/Charges

Total Amount Due at Last Bill \$4,023.98

Payment received - Thank you -\$4,023.98

Previous Balance

\$0.00

Current Activity/Charges

Water Service \$2,245.18

Wastewater Service \$997.30

Drainage Service + \$721.90

Current Balance

\$3,964.38

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$3,964.38

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coutilities.com

Total Amount Due: \$3,964.38
Date Due: 03/06/20

Penalty After Date Due: \$162.13

Total Due After 03/06/2020: \$4,126.51

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

CITY OF AUSTIN
P.O. BOX 2267
AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

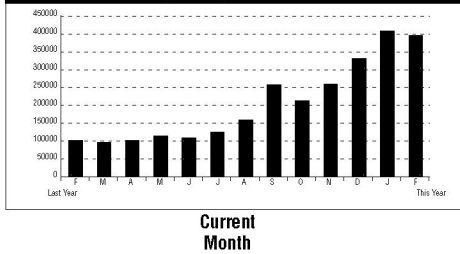


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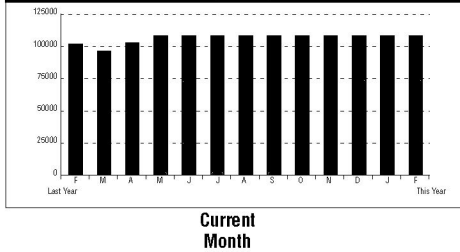
Service Details

Your Water Use (WGAL)



Days of service 29
 Gallons used 396000
 Avg. gallons per day 13655.2
 Avg. cost per day \$77.42
 13 month avg. consumption: 205923.08

Your Wastewater Use (SGAL)



Days of service 29
 Gallons used 108700
 Avg. gallons per day 3748.3
 Avg. cost per day \$34.39



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	01/14/2020	02/12/2020	Consumption
Read	115928	119888	3960
	Reading Difference in Hundreds		3960
	Total Consumption in Gallons		396000

City of Austin Water - Multi-Family

Customer Charge \$75.10
 Fixed Charge \$292.00
 396,000 Gallons at \$4.53 per 1,000 - Off Peak \$1,793.88
 396,000 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$59.40
 396,000 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$19.80
 Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$2,245.18



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
 108,700 Gallons at \$8.93 per 1,000 \$970.69
 108,700 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$16.31

TOTAL CURRENT CHARGES \$997.30

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
 HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
 P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	01/17/2020	02/18/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 2/12/2020.

A full Spanish-language bill option is enrolling customers now. The new bill will be clear, understandable and culturally relevant to Spanish-speaking customers. If interested, please call a customer service rep at 512-494-9400.

Make a resolution to save water and money in 2020 with your wastewater bill! Conserve water during your wastewater averaging period 12-12-2019 to 03-13-2020. Get tips and more info at: AustinWater.org.

The City of Austin is now in Conservation Stage water restrictions. This means more flexibility in watering schedules and car washing at home. To find your watering day and get all the facts on Conservation Stage, visit WaterWiseAustin.org.

Outstanding utility bill balance? Set up monthly payment arrangements to keep your account in good standing. Call 512-494-9400 and a Customer Service Representative will assist you.

Did you know? Your food service business could receive \$1,800 in rebates for making the switch from Styrofoam to compostable or recyclable to-go containers? Learn more at: AustinTexas.Gov/ZWBizRebate and give us a call: (512) 974-9727.

Contact Information

View or Pay online: www.coutilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471769492983

Bill Print Date

Jan 17, 2020

Due Date

Feb 3, 2020

Previous Activity/Charges

Total Amount Due at Last Bill

\$3,791.37

Payment received - Thank you

-\$3,791.37

Previous Balance

\$0.00

Current Activity/Charges

Water Service

\$2,304.78

Wastewater Service

\$997.30

Drainage Service

+ \$721.90

Current Balance

\$4,023.98

If Payment is received after due date, a late fee will be assessed.

Total Amount Due

\$4,023.98

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coutilities.com

Total Amount Due:

\$4,023.98

Date Due:

02/03/20

Penalty After Date Due:

\$165.11

Total Due After 02/03/2020:

\$4,189.09

CAP Contribution:

\$

Parks & Libraries Fund:

\$

Public School Energy Asst.:

\$

Enter
contributions
and include
in Total Paid

Total Paid:

\$

CITY OF AUSTIN

P.O. BOX 2267

AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC

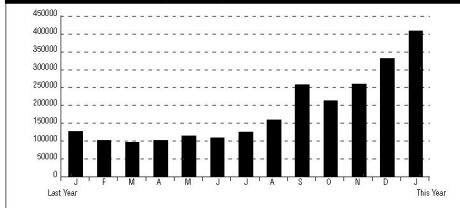


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Service Details

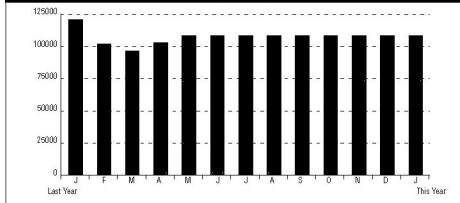
Your Water Use (WGAL)



Current
Month

Days of service 32
Gallons used 408600
Avg. gallons per day 12768.8
Avg. cost per day \$72.02
13 month avg. consumption: 185223.08

Your Wastewater Use (SGAL)



Current
Month

Days of service 32
Gallons used 108700
Avg. gallons per day 3396.9
Avg. cost per day \$31.17



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	12/13/2019	01/14/2020	Consumption
Read	111842	115928	4086
	Reading Difference in Hundreds		4086
	Total Consumption in Gallons		408600

City of Austin Water - Multi-Family

Customer Charge \$75.10
Fixed Charge \$292.00
408,600 Gallons at \$4.53 per 1,000 - Off Peak \$1,850.96
408,600 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$61.29
408,600 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$20.43
Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$2,304.78



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
108,700 Gallons at \$8.93 per 1,000 \$970.69
108,700 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$16.31

TOTAL CURRENT CHARGES \$997.30

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	12/16/2019	01/17/2020
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 1/14/2020.

Keep water use low this fall/winter & save year-round! Your wastewater averaging period is (12-12-2019 to 03-13-2020) and sets a cap on the volume of wastewater you will be billed each month for the next year. Visit AustinWater.org for more info.

The City of Austin is now in Conservation Stage water restrictions. This means more flexibility in watering schedules and car washing at home. To find your watering day and get all the facts on Conservation Stage, visit WaterWiseAustin.org.

Outstanding utility bill balance? Set up monthly payment arrangements to keep your account in good standing. Call 512-494-9400 and a Customer Service Representative will assist you.

Did you know? Your food service business could receive \$1,800 in rebates for making the switch from Styrofoam to compostable or recyclable to-go containers? Learn more at: AustinTexas.Gov/ZWBizRebate and give us a call: (512) 974-9727.

Be street smart! Public Works crews are resurfacing nearly 500 streets this summer. Visit www.austintexas.gov/streetmaintenance and use the Interactive Street Maintenance Map to see if your street is on the list.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MANCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471529848269

Bill Print Date

Dec 16, 2019

Due Date

Jan 2, 2020

Previous Activity/Charges

Total Amount Due at Last Bill

\$3,315.91

Payment received - Thank you

-\$3,315.91

Previous Balance

\$0.00

Current Activity/Charges

Water Service

\$1,942.46

Wastewater Service

\$997.30

Drainage Service

\$721.90

Late Payment Fee

+ \$129.71

Current Balance

\$3,791.37

If Payment is received after due date, a late fee will be assessed.

Total Amount Due

\$3,791.37

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due:

\$3,791.37

Date Due:

01/02/20

Penalty After Date Due:

\$146.99

Total Due After 01/02/2020:

\$3,938.36

CAP Contribution:

\$

Parks & Libraries Fund:

\$

Public School Energy Asst.:

\$

Enter
contributions
and include
in Total Paid

Total Paid:

\$

CITY OF AUSTIN

P.O. BOX 2267

AUSTIN TX 78783-2267

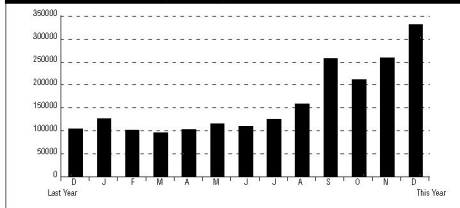
VM 3506 MANCHACA LLC



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Service Details

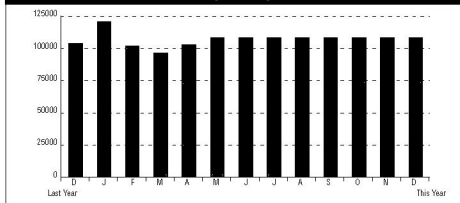
Your Water Use (WGAL)



Current
Month

Days of service 30
Gallons used 332000
Avg. gallons per day 11066.7
Avg. cost per day \$64.75
13 month avg. consumption: 161792.31

Your Wastewater Use (SGAL)



Current
Month

Days of service 30
Gallons used 108700
Avg. gallons per day 3623.3
Avg. cost per day \$33.24



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	11/13/2019	12/13/2019	Consumption
Read	108522	111842	3320
	Reading Difference in Hundreds		3320
	Total Consumption in Gallons		332000

City of Austin Water - Multi-Family

Customer Charge \$75.10
Fixed Charge \$292.00
332,000 Gallons at \$4.53 per 1,000 - Off Peak \$1,503.96
332,000 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$49.80
332,000 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$16.60
Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$1,942.46



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
108,700 Gallons at \$8.93 per 1,000 \$970.69
108,700 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$16.31

TOTAL CURRENT CHARGES \$997.30

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	11/15/2019	12/16/2019
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.

Late Payment Fee

3506 MENCHACA RD, ZIP: 78704

Water - Late Payment Fees	\$79.84
Wastewater - Late Payment Fees	\$49.87
TOTAL CURRENT CHARGES	\$129.71



Utility News

Bill Cycle 11

Read Dates

Next meter read date will be on or about 12/12/2019.

Keep water use low this fall/winter & save year-round! Your wastewater averaging period is (12-12-2019 to 03-13-2020) and sets a cap on the volume of wastewater you will be billed each month for the next year. Visit AustinWater.org for more info.

The City of Austin is now in Conservation Stage water restrictions. This means more flexibility in watering schedules and car washing at home. To find your watering day and get all the facts on Conservation Stage, visit WaterWiseAustin.org.

Outstanding utility bill balance? Set up monthly payment arrangements to keep your account in good standing. Call 512-494-9400 and a Customer Service Representative will assist you.

Did you know? Your food service business could receive \$1,800 in rebates for making the switch from Styrofoam to compostable or recyclable to-go containers? Learn more at: AustinTexas.Gov/ZWBizRebate and give us a call: (512) 974-9727.

Be street smart! Public Works crews are resurfacing nearly 500 streets this summer. Visit www.austintexas.gov/streetmaintenance and use the Interactive Street Maintenance Map to see if your street is on the list.

Contact Information

View or Pay online: www.coautilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call 512-322-9100 or visit outagemap.austinenergy.com. Please have your account number available.

Summary of Service

VM 3506 MANCHACA LLC

Service Address: 3506 MENCHACA RD, ZIP: 78704

Account Number: 47173 94148

Invoice Number: 471273203953

Bill Print Date

Nov 15, 2019

Due Date

Dec 2, 2019

Previous Activity/Charges

Total Amount Due at Last Bill \$3,195.66

Payment received - Thank you -\$3,195.66

Previous Balance

\$0.00

Current Activity/Charges

Water Service \$1,596.71

Wastewater Service \$997.30

Drainage Service + \$721.90

Current Balance

\$3,315.91

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$3,315.91

Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 47173 94148

Make Checks payable to City of Austin.

View or Pay online:

www.coautilities.com

Total Amount Due: \$3,315.91
Date Due: 12/02/19

Penalty After Date Due: \$129.71

Total Due After 12/02/2019: \$3,445.62

CAP Contribution: \$

Parks & Libraries Fund: \$

Public School Energy Asst.: \$

Enter
contributions
and include
in Total Paid

Total Paid: \$

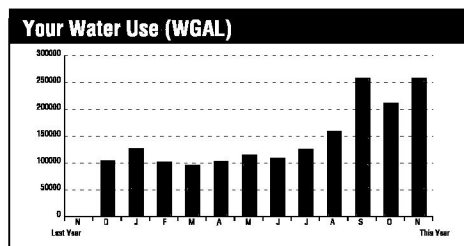
CITY OF AUSTIN
P.O. BOX 2267
AUSTIN TX 78783-2267

VM 3506 MANCHACA LLC



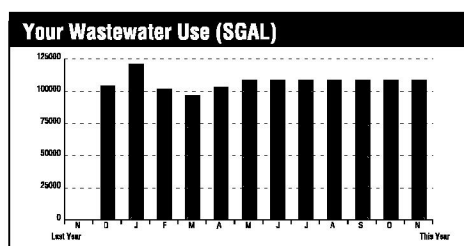
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Service Details



Current
Month

Days of service 30
Gallons used 258900
Avg. gallons per day 8630.0
Avg. cost per day \$53.22
12 month avg. consumption: 147608.33



Current
Month

Days of service 30
Gallons used 108700
Avg. gallons per day 3623.3
Avg. cost per day \$33.24



WATER SERVICE

3506 MENCHACA RD, ZIP: 78704

Meter # 148462

Read Date	10/14/2019	11/13/2019	Consumption
Read	105933	108522	2589
Reading Difference in Hundreds			2589
Total Consumption in Gallons			258900

City of Austin Water - Multi-Family

Customer Charge \$75.10
Fixed Charge \$292.00
258,900 Gallons at \$4.53 per 1,000 - Off Peak \$1,172.82
258,900 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge . . . \$38.84
258,900 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge \$12.95
Private Hydrant Fee 2 @ \$2.50 ea \$5.00

TOTAL CURRENT CHARGES \$1,596.71



WASTEWATER SERVICE

3506 MENCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge \$10.30
108,700 Gallons at \$8.93 per 1,000 \$970.69
108,700 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge . . . \$16.31

TOTAL CURRENT CHARGES \$997.30

View or Pay online: www.coautilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267



Impervious Cover

The drainage charge is calculated using the amount, in square footage, and the percent of impervious cover on the property. Impervious cover is any type of surface that does not absorb rainfall, including: rooftops, patios, driveways, walkways, paved and unpaved parking lots and some decks.



DRAINAGE SERVICE

3506 MENCHACA RD, ZIP: 78704

Service Dates	10/16/2019	11/15/2019
City of Austin Drainage		
Monthly Charge		\$721.90
TOTAL CURRENT CHARGES		\$721.90

To view the impervious cover on your property, use the "Find My Drainage Charge" tool located at www.austintexas.gov/drainagecharge.

Dear The Gallery Resident,

The ever-increasing cost of utilities, tied with the impact utility consumption has on the environment, has made conservation an important concern at The Gallery. When residents are aware of their utility usage, they will be more likely to conserve. Because of this, you will be billed for your utility usage each month.

When it comes to the billing of utility costs, we all want to ensure that utility usage is billed accurately and fairly. That's why The Gallery is a direct customer of Conservice, a worldwide leader in utility billing for the Water/Sewer utilities consumed by residents. The utility providers send bills to The Gallery which include charges for Water/Sewer that you consume in your apartment. These utility costs are passed on to our residents through Conservice. You will receive a utility bill from Conservice every month.

How is my Conservice Utility Bill Calculated?

Post Month 10/2019

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$828.37 - \$207.09 = \$621.28$
The adjusted expense is divided in half.	$\$621.28 / 2 = \310.64
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$310.64 / 78 \text{ occupants} = \$3.98 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$3.98 \times 1 \text{ occupants} = \3.98
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$310.64 / 42459 \text{ square feet} = \$0.007316 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.007316 \times 694 \text{ square feet} = \5.08

Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$3.98 + \$5.08 = \$9.06$
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Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 78 \text{ occupants} = \$4.75 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$4.75 \times 1 \text{ occupants} = \4.75
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 42459 \text{ square feet} = \$0.008717 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.008717 \times 694 \text{ square feet} = \6.05
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$4.75 + \$6.05 = \$10.80$

Post Month 11/2019

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$1342.13 - \$335.53 = \$1006.60$
The adjusted expense is divided in half.	$\$1006.60 / 2 = \503.30
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$503.30 / 78 \text{ occupants} = \$6.45 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$6.45 \times 1 \text{ occupants} = \6.45
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$503.30 / 42459 \text{ square feet} = \$0.011854 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.011854 \times 694 \text{ square feet} = \8.23
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$6.45 + \$8.23 = \$14.68$

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 78 \text{ occupants} = \$4.75 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$4.75 \times 1 \text{ occupants} = \4.75
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 42459 \text{ square feet} = \$0.008717 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.008717 \times 694 \text{ square feet} = \6.05
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$4.75 + \$6.05 = \$10.80$

Post Month 12/2019

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$1104.48 - \$276.12 = \$828.36$
The adjusted expense is divided in half.	$\$828.36 / 2 = \414.18
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$414.18 / 70 \text{ occupants} = \$5.92 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$5.92 \times 1 \text{ occupants} = \5.92
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$414.18 / 38877 \text{ square feet} = \$0.010654 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.010654 \times 694 \text{ square feet} = \7.39
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$5.92 + \$7.39 = \$13.31$

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 70 \text{ occupants} = \$5.29 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$5.29 \times 1 \text{ occupants} = \5.29
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 38877 \text{ square feet} = \$0.010654 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.010654 \times 694 \text{ square feet} = \6.61
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$5.29 + \$6.61 = \$11.90$

Post Month 01/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$1224.61 - \$306.15 = \$918.46$
The adjusted expense is divided in half.	$\$918.46 / 2 = \459.23
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$459.23 / 68 \text{ occupants} = \$6.75 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$6.75 \times 1 \text{ occupants} = \6.75
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$459.23 / 35447 \text{ square feet} = \$0.028271 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.012955 \times 694 \text{ square feet} = \8.99
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$6.75 + \$8.99 = \$15.74$

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 68 \text{ occupants} = \$5.44 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$5.44 \times 1 \text{ occupants} = \5.44
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 35447 \text{ square feet} = \$0.010442 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.010442 \times 694 \text{ square feet} = \7.25
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$5.44 + \$7.25 = \$12.69$

Post Month 02/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$1570.36 - \$392.59 = \$1177.77$
The adjusted expense is divided in half.	$\$1177.77 / 2 = \588.89
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$588.89 / 60 \text{ occupants} = \$9.81 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$9.81 \times 1 \text{ occupants} = \9.81
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$588.89 / 31387 \text{ square feet} = \$0.018762 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.018762 \times 694 \text{ square feet} = \13.02
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$9.81 + \$13.02 = \$22.83$

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 60 \text{ occupants} = \$6.17 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$6.17 \times 2 \text{ occupants} = \12.34
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 31387 \text{ square feet} = \$0.011792 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.011792 \times 694 \text{ square feet} = \8.18
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$12.34 + \$8.18 = \$20.52$

Post Month 03/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$1932.68 - \$483.17 = \$1449.51$
The adjusted expense is divided in half.	$\$1449.51 / 2 = \724.76
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$724.76 / 55 \text{ occupants} = \$13.18 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$13.18 \times 1 \text{ occupants} = \13.18
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$724.76 / 28978 \text{ square feet} = \$0.025011 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.025011 \times 694 \text{ square feet} = \17.36
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$13.18 + \$17.36 = \$30.54$

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 55 \text{ occupants} = \$6.73 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$6.73 \times 2 \text{ occupants} = \13.46
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 28978 \text{ square feet} = \$0.012773 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.012773 \times 694 \text{ square feet} = \8.86
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$13.46 + \$8.86 = \$22.32$

Post Month 04/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$1873.08 - \$468.27 = \$1404.81$
The adjusted expense is divided in half.	$\$1404.81 / 2 = \702.41
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$702.41 / 50 \text{ occupants} = \$14.05 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$14.05 \times 1 \text{ occupants} = \14.05
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$702.41 / 25636 \text{ square feet} = \$0.027399 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.027399 \times 694 \text{ square feet} = \19.01
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$14.05 + \$19.01 = \$33.06$

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 50 \text{ occupants} = \$7.40 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$7.40 \times 2 \text{ occupants} = \14.80
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 25636 \text{ square feet} = \$0.014438 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.014438 \times 694 \text{ square feet} = \10.02
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$14.80 + \$10.02 = \$24.82$

Post Month 05/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$1640.85 - \$410.21 = \$1230.64$
The adjusted expense is divided in half.	$\$1230.64 / 2 = \615.32
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$615.32 / 44 \text{ occupants} = \$13.98 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$13.98 \times 1 \text{ occupants} = \13.98
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$615.32 / 22900 \text{ square feet} = \$0.026870 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.026870 \times 694 \text{ square feet} = \18.65
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$13.98 + \$18.65 = \$32.63$

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 44 \text{ occupants} = \$8.41 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$8.41 \times 2 \text{ occupants} = \16.82
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 22900 \text{ square feet} = \$0.016163 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.016163 \times 694 \text{ square feet} = \11.22
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$16.82 + \$11.22 = \$28.04$

Post Month 06/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly water bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$518.89 - \$129.72 = \$389.17$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 135.4
The remaining water expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$389.17 / 135.4 = \2.87 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly water charge.	$\$2.87 \times 1.6 = \4.60

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly sewer bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$996.08 - \$249.02 = \$747.06$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 135.4
The remaining sewer expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$747.06 / 135.4 = \5.52 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly sewer charge.	$\$5.52 \times 1.6 = \8.83

Post Month 07/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly water bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$438.94 - \$109.74 = \$329.21$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 132.2
The remaining water expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$329.21 / 132.2 = \2.49 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly water charge.	$\$2.49 \times 1.6 = \3.98

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly sewer bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$842.62 - \$210.66 = \$631.97$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 132.2
The remaining sewer expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$631.97 / 132.2 = \4.78 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly sewer charge.	$\$4.78 \times 1.6 = \7.65

Post Month 08/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly water bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$452.67 - \$113.17 = \$339.50$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 153
The remaining water expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$339.50 / 153 = \2.22 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly water charge.	$\$2.22 \times 1.6 = \3.55

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly sewer bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$868.96 - \$217.24 = \$651.72$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 153
The remaining sewer expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$651.72 / 153 = \4.26 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly sewer charge.	$\$4.26 \times 1.6 = \6.82

Post Month 09/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly water bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$544.96 - \$136.24 = \$408.72$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 134
The remaining water expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$408.72 / 134 = \3.05 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly water charge.	$\$3.05 \times 1.6 = \4.88

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly sewer bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$951.58 - \$237.90 = \$713.69$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 134
The remaining sewer expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$713.69 / 134 = \5.33 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly sewer charge.	$\$5.33 \times 1.6 = \8.53

Post Month 10/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly water bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$416.53 - \$104.13 = \$312.40$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 125
The remaining water expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$312.40 / 125 = \2.50 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly water charge.	$\$2.50 \times 1.6 = \4.00

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly sewer bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$727.31 - \$181.83 = \$545.48$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 125
The remaining sewer expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$545.48 / 125 = \4.36 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly sewer charge.	$\$4.36 \times 1.6 = \6.98

Post Month 11/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly water bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$483.09 - \$120.77 = \$362.32$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 148.8
The remaining water expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$362.32 / 148.8 = \2.43 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly water charge.	$\$2.43 \times 1.6 = \3.90

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly sewer bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$843.54 - \$210.89 = \$632.66$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 148.8
The remaining sewer expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$632.66 / 148.8 = \4.25 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly sewer charge.	$\$4.25 \times 1.6 = \6.80

Post Month 12/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly water bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$458.64 - \$114.66 = \$343.98$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 149.8
The remaining water expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$343.98 / 149.8 = \2.30 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly water charge.	$\$2.30 \times 1.6 = 3.67$

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly sewer bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$800.86 - \$200.22 = \$600.65$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 149.8
The remaining sewer expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$800.86 / 149.8 = \4.01 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly sewer charge.	$\$4.01 \times 1.6 = \6.42

Post Month 01/2021

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly water bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$535.44 - \$133.86 = \$401.58$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 149.8
The remaining water expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$401.58 / 149.8 = \2.68 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly water charge.	$\$2.68 \times 1.6 = \4.29

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the charges from local provider bills and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the total community provider expense and a multiplier based on bedrooms to calculate your monthly sewer bill.

Conservice will add a value of 1.6 for the first bedroom and 2.8 for the second bedroom.

A 25% common area deduction is subtracted from the total community water charge to calculate the amount that will be allocated to residents.	$\$1027.86 - \$256.97 = \$770.90$
A multiplier is applied to each unit in the community based on the criteria below: <ul style="list-style-type: none"> Units with 1 bedroom = 1.6 Units with 2 bedrooms = 2.8 	
The values from each unit type are added together to find the total community bedroom multiplier.	Occupant multiplier total = 149.8
The remaining sewer expense is divided by the total community bedroom multiplier to calculate the per bedroom charge.	$\$770.9 / 149.8 = \5.15 per bedroom
If your apartment has 1 bedroom, the per bedroom charge will be multiplied by 1.6 to calculate your total monthly sewer charge.	$\$5.15 \times 1.6 = \8.24

Questions?

Conservice provides a live resident relations center for customer support and online account history. You may call them at 866-947-7379 or email them at service@conservice.com. Feel free to also access your account information online and sign up for e-bill by visiting www.utilitiesinfo.com.

*Please note the above examples are for informational purposes only. They may not reflect actual charges on your utility statements.

Water & Wastewater Rates

Multi-Family Water Customers – Monthly water charges include: billing, metering, collections, customer service, and servicing / monitoring of fire hydrants.

Meter Size	Retail Meter Equivalent Charge	Fixed Minimum Charge	TOTAL
5/8*	\$7.25	\$12.50	\$19.75
3/4	\$10.60	\$21.00	\$31.60
1	\$13.60	\$33.00	\$46.60
1½	\$15.50	\$42.00	\$57.50
2	\$25.40	\$83.00	\$108.40
3	\$75.10	\$292.00	\$367.10
4	\$124.80	\$500.00	\$624.80
6	\$253.80	\$1,042.00	\$1,295.80
8	\$482.20	\$2,000.00	\$2,482.20
10	\$760.20	\$3,167.00	\$3,927.20
12	\$998.40	\$4,167.00	\$5,165.40

**5/8 is the average residential customer meter size*

Volume Unit Charge – Rate is charged per 1,000 gallons of wastewater billed during the billing period.

Season	Charge
Off Peak (<i>November – June Bills</i>)	\$4.53
Peak (<i>July – October Bills</i>)	\$5.00

Reserve Fund Surcharge – fee goes into a restricted reserve fund to offset water service revenue shortfalls that may impact operations and services. This **\$0.05** surcharge is based on 1,000 gallons billed.

Community Benefit Charge – fee charged per 1,000 gallons of water billed for the billing period to fund the Customer Assistance Program (CAP). This **\$0.15** charge is billed per 1,000 gallons.

Multi-Family Wastewater Customers – A monthly wastewater charge of **\$10.30** includes the costs of billing, collections, customer service and other account management services.

Volume Charge – A rate of **\$8.93** is charged per 1,000 gallons of wastewater billed during the billing period. The amount of wastewater billed is based upon water usage during the [Wastewater Averaging period](#), or monthly water consumption, whichever is lower.

Community Benefit Charge – fee charged per 1,000 gallons of wastewater billed for the billing period to fund the Customer Assistance Program (CAP). This **\$0.15** charge is billed per 1,000 gallons.

CHAPTER 24. SUBSTANTIVE RULES APPLICABLE TO WATER AND SEWER SERVICE PROVIDERS.

Subchapter I. WATER UTILITY SUBMETERING AND ALLOCATION.

§24.281. Charges and Calculations.

- (a) **Prohibited charges.** Charges billed to tenants for submetered or allocated utility service may only include bills for water or wastewater from the retail public utility and must not include any fees billed to the owner by the retail public utility for any deposit, disconnect, reconnect, late payment, or other similar fees.
- (b) **Dwelling unit base charge.** If the retail public utility's rate structure includes a dwelling unit base charge, the owner shall bill each dwelling unit for the base charge applicable to that unit. The owner may not bill tenants for any dwelling unit base charges applicable to unoccupied dwelling units.
- (c) **Customer service charge.** If the retail public utility's rate structure includes a customer service charge, the owner shall bill each dwelling unit the amount of the customer service charge divided by the total number of dwelling units, including vacant units, that can receive service through the master meter serving the tenants.
- (d) **Calculations for submetered utility service.** The tenant's submetered charges must include the dwelling unit base charge and customer service charge, if applicable, and the gallonage charge and must be calculated each month as follows:
 - (1) water utility service: the retail public utility's total monthly charges for water service (less dwelling unit base charges or customer service charges, if applicable), divided by the total monthly water consumption measured by the retail public utility to obtain an average water cost per gallon, liter, or cubic foot, multiplied by the tenant's monthly consumption or the volumetric rate charged by the retail public utility to the owner multiplied by the tenant's monthly water consumption;
 - (2) wastewater utility service: the retail public utility's total monthly charges for wastewater service (less dwelling unit base charges or customer service charges, if applicable), divided by the total monthly water consumption measured by the retail public utility, multiplied by the tenant's monthly consumption or the volumetric wastewater rate charged by the retail public utility to the owner multiplied by the tenant's monthly water consumption;
 - (3) service charge for manufactured home rental community or the owner or manager of apartment house: a manufactured home rental community or apartment house may charge a service charge in an amount not to exceed 9% of the tenant's charge for submetered water and wastewater service, except when:
 - (A) the resident resides in a unit of an apartment house that has received an allocation of low income housing tax credits under Texas Government Code, Chapter 2306, Subchapter DD; or
 - (B) the apartment resident receives tenant-based voucher assistance under United States Housing Act of 1937 Section 8, (42 United States Code, §1437f); and
 - (4) final bill on move-out for submetered service: if a tenant moves out during a billing period, the owner may calculate a final bill for the tenant before the owner receives the bill for that period from the retail public utility. If the owner is billing using the average water or wastewater cost per gallon, liter, or cubic foot as described in paragraph (1) of this subsection, the owner may calculate the tenant's bill by calculating the tenant's average volumetric rate for the last three months and multiplying that average volumetric rate by the tenant's consumption for the billing period.

CHAPTER 24. SUBSTANTIVE RULES APPLICABLE TO WATER AND SEWER SERVICE PROVIDERS.

Subchapter I. WATER UTILITY SUBMETERING AND ALLOCATION.

(e) **Calculations for allocated utility service.**

- (1) Before an owner may allocate the retail public utility's master meter bill for water and sewer service to the tenants, the owner shall first deduct:
 - (A) dwelling unit base charges or customer service charge, if applicable; and
 - (B) common area usage such as installed landscape irrigation systems, pools, and laundry rooms, if any, as follows:
 - (i) if all common areas are separately metered or submetered, deduct the actual common area usage;
 - (ii) if common areas that are served through the master meter that provides water to the dwelling units are not separately metered or submetered and there is an installed landscape irrigation system, deduct at least 25% of the retail public utility's master meter bill;
 - (iii) if all water used for an installed landscape irrigation system is metered or submetered and there are other common areas such as pools or laundry rooms that are not metered or submetered, deduct at least 5% of the retail public utility's master meter bill; or
 - (iv) if common areas that are served through the master meter that provides water to the dwelling units are not separately metered or submetered and there is no installed landscape irrigation system, deduct at least 5% of the retail public utility's master meter bill.
- (2) To calculate a tenant's bill:
 - (A) for an apartment house, the owner shall multiply the amount established in paragraph (1) of this subsection by:
 - (i) the number of occupants in the tenant's dwelling unit divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered; or
 - (ii) the number of occupants in the tenant's dwelling unit using a ratio occupancy formula divided by the total number of occupants in all dwelling units at the beginning of the retail public utility's billing period using the same ratio occupancy formula to determine the total. The ratio occupancy formula will reflect what the owner believes more accurately represents the water use in units that are occupied by multiple tenants. The ratio occupancy formula that is used must assign a fractional portion per tenant of no less than that on the following scale:
 - (I) dwelling unit with one occupant = 1;
 - (II) dwelling unit with two occupants = 1.6;
 - (III) dwelling unit with three occupants = 2.2; or
 - (IV) dwelling unit with more than three occupants = 2.2 + 0.4 per each additional occupant over three; or
 - (iii) the average number of occupants per bedroom, which shall be determined by the following occupancy formula. The formula must calculate the average number of occupants in all dwelling units based on the number of bedrooms in the dwelling unit according to the scale below, notwithstanding the actual number of occupants in each of the dwelling unit's bedrooms or all dwelling units:
 - (I) dwelling unit with an efficiency = 1;
 - (II) dwelling unit with one bedroom = 1.6;
 - (III) dwelling unit with two bedrooms = 2.8;
 - (IV) dwelling unit with three bedrooms = 4 + 1.2 for each additional bedroom; or

CHAPTER 24. SUBSTANTIVE RULES APPLICABLE TO WATER AND SEWER SERVICE PROVIDERS.

Subchapter I. WATER UTILITY SUBMETERING AND ALLOCATION.

- (iv) a factor using a combination of square footage and occupancy in which no more than 50% is based on square footage. The square footage portion must be based on the total square footage living area of the dwelling unit as a percentage of the total square footage living area of all dwelling units of the apartment house; or
 - (v) the individually submetered hot or cold water usage of the tenant's dwelling unit divided by all submetered hot or cold water usage in all dwelling units;
 - (B) a condominium manager shall multiply the amount established in paragraph (1) of this subsection by any of the factors under subparagraph (A) of this paragraph or may follow the methods outlined in the condominium contract;
 - (C) for a manufactured home rental community, the owner shall multiply the amount established in paragraph (1) of this subsection by:
 - (i) any of the factors developed under subparagraph (A) of this paragraph; or
 - (ii) the area of the individual rental space divided by the total area of all rental spaces; and
 - (D) for a multiple use facility, the owner shall multiply the amount established in paragraph (1) of this subsection by:
 - (i) any of the factors developed under subparagraph (A) of this paragraph; or
 - (ii) the square footage of the rental space divided by the total square footage of all rental spaces.
- (3) If a tenant moves in or out during a billing period, the owner may calculate a bill for the tenant. If the tenant moves in during a billing period, the owner shall prorate the bill by calculating a bill as if the tenant were there for the whole month and then charging the tenant for only the number of days the tenant lived in the unit divided by the number of days in the month multiplied by the calculated bill. If a tenant moves out during a billing period before the owner receives the bill for that period from the retail public utility, the owner may calculate a final bill. The owner may calculate the tenant's bill by calculating the tenant's average bill for the last three months and multiplying that average bill by the number of days the tenant was in the unit divided by the number of days in that month.
- (f) **Conversion to approved allocation method.** An owner using an allocation formula other than those approved in subsection (e) of this section shall immediately provide notice as required under §24.279(c) of this title (relating to Rental Agreement) and either:
 - (1) adopt one of the methods in subsection (e) of this section; or
 - (2) install submeters and begin billing on a submetered basis; or
 - (3) discontinue billing for utility services.

SUBCHAPTER M. SUBMETERING AND NONSUBMETERING FOR APARTMENTS AND
MANUFACTURED HOME RENTAL COMMUNITIES AND OTHER MULTIPLE USE FACILITIES

Sec. 13.501. DEFINITIONS. In this subchapter:

(1) "Apartment house" means one or more buildings containing five or more dwelling units which are occupied primarily for nontransient use, including a residential condominium whether rented or owner occupied, and having rental paid, if a dwelling unit is rented, at intervals of one month or longer.

(1-a) "Condominium manager" or "manager of a condominium" means a condominium unit owners' association organized under Section 82.101, Property Code, or an incorporated or unincorporated entity comprising the council of owners under Chapter 81, Property Code.

(2) "Dwelling unit" means:

(A) one or more rooms in an apartment house or condominium, suitable for occupancy as a residence, and containing kitchen and bathroom facilities; or

(B) a manufactured home in a manufactured home rental community.

(3) "Customer" means the individual, firm, or corporation in whose name a master meter has been connected by the utility service provider.

(4) "Nonsubmetered master metered utility service" means water utility service that is master metered for the apartment house but not submetered, and wastewater utility service based on master metered water utility service.

(5) "Owner" means the legal titleholder of an apartment house, manufactured home rental community, or multiple use facility and any individual, firm, or corporation expressly identified in a lease agreement as the landlord of tenants in the apartment house, manufactured home rental community, or multiple use facility. The term does not include the manager of an apartment home unless the manager is expressly identified as the landlord in the lease agreement.

(6) "Tenant" means a person who is entitled to occupy a dwelling unit or multiple use facility unit to the exclusion of others and who is obligated to pay for the occupancy under a written or oral rental agreement.

(7) "Multiple use facility" means commercial or industrial parks, office complexes, marinas, and others specifically identified in utility commission rules with five or more units.

(8) "Manufactured home rental community" means a property on which spaces are rented for the occupancy of manufactured homes for nontransient residential use and for which rental is paid at intervals of one month or longer.

(9) "Utility costs" or "utility service costs" means any amount charged to the owner by a retail public utility for water or wastewater service.

Amended by Acts 1989, 71st Leg., ch. 567, Sec. 43, eff. Sept. 1, 1989; Acts 1999, 76th Leg., ch. 86, Sec. 1, eff. Aug. 30, 1999.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 170 (H.B. 1600), Sec. 2.79, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 171 (S.B. 567), Sec. 79, eff. September 1, 2013.

Acts 2017, 85th Leg., R.S., Ch. 389 (S.B. 873), Sec. 1, eff. June 1, 2017.

Sec. 13.502. SUBMETERING. (a) An apartment house owner, manufactured home rental community owner, multiple use facility owner, or condominium manager may provide for submetering of each dwelling unit or rental unit for the measurement of the quantity of water, if any, consumed by the occupants of that unit.

(b) Except as provided by Subsections (c) and (d), a manager of a condominium or the owner of an apartment house, manufactured home rental community, or multiple use facility, on which construction begins after January 1, 2003, shall provide for the measurement of the quantity of water, if any, consumed by the occupants of each unit through the installation of:

(1) submeters, owned by the property owner or manager, for each dwelling unit or rental unit;

or

(2) individual meters, owned by the retail public utility, for each dwelling unit or rental unit.

(c) An owner of an apartment house on which construction begins after January 1, 2003, and which provides government assisted or subsidized rental housing to low or very low income residents shall install a plumbing system in the apartment house that is compatible with the installation of submeters for the measurement of the quantity of water, if any, consumed by the occupants of each unit.

(d) On request by the property owner or manager, a retail public utility shall install individual meters owned by the utility in an apartment house, manufactured home rental community, multiple use facility, or condominium on which construction begins after January 1, 2003, unless the retail public utility determines that installation of meters is not feasible. If the retail public utility determines that installation of meters is not feasible, the property owner or manager shall install a plumbing system that is compatible with the installation of submeters or individual meters. A retail public utility may charge reasonable costs to install individual meters.

(e) An owner of an apartment house, manufactured home rental community, or multiple use facility or a manager of a condominium may not change from submetered billing to allocated billing unless:

(1) the utility commission approves of the change in writing after a demonstration of good cause, including meter reading or billing problems that could not feasibly be corrected or equipment failures; and

(2) the property owner meets rental agreement requirements established by the utility commission.

Amended by Acts 1989, 71st Leg., ch. 567, Sec. 43, eff. Sept. 1, 1989; Acts 1999, 76th Leg., ch. 86, Sec. 1, eff. Aug. 30, 1999; Acts 2001, 77th Leg., ch. 873, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 170 (H.B. 1600), Sec. 2.80, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 171 (S.B. 567), Sec. 80, eff. September 1, 2013.

Sec. 13.503. SUBMETERING RULES. (a) The utility commission shall encourage submetering of individual rental or dwelling units by master meter operators or building owners to enhance the conservation of water resources.

(b) Notwithstanding any other law, the utility commission shall adopt rules and standards under which an owner, operator, or manager of an apartment house, manufactured home rental community, or multiple use facility that is not individually metered for water for each rental or dwelling unit may install submetering equipment for each individual rental or dwelling unit for the purpose of fairly allocating the cost of each individual rental or dwelling unit's water consumption, including wastewater charges based on water consumption. In addition to other appropriate safeguards for the tenant, the rules shall require that, except as provided by this section, an apartment house owner, manufactured home rental community owner, multiple use facility owner, or condominium manager may not impose on the tenant any extra charges, over and above the cost per gallon and any other applicable taxes and surcharges that are charged by the retail public utility to the owner or manager, and that the rental unit or apartment house owner or manager shall maintain adequate records regarding submetering and make the records available for inspection by the tenant during reasonable business hours. The rules shall allow an owner or manager to charge a tenant a fee for late payment of a submetered water bill if the amount of the fee does not exceed five percent of the bill paid late. All submetering equipment is subject to the rules and standards established by the utility commission for accuracy, testing, and record keeping of meters installed by utilities and to the meter-testing requirements of Section 13.140.

(c) Except as provided by Subsection (c-1), in addition to the charges permitted under Subsection (b), the rules shall authorize the owner or manager of a manufactured home rental community or apartment house to impose a service charge of not more than nine percent of the costs related to submetering allocated to each submetered rental or dwelling unit.

(c-1) The rules may not authorize the owner or manager of an apartment house to impose a service charge under Subsection (c) on a resident who:

(1) resides in a unit of an apartment house that has received an allocation of low income housing tax credits under Subchapter DD, Chapter 2306, Government Code; or

(2) receives tenant-based voucher assistance under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f).

(d) For purposes of Subsection (c), "costs related to submetering" means water costs as well as any other applicable taxes and surcharges that are charged by the retail public utility to the owner or manager of a manufactured home rental community or apartment house.

(e) The utility commission may authorize a building owner to use submetering equipment that relies on integrated radio based meter reading systems and remote registration in a building plumbing system using submeters that comply with nationally recognized plumbing standards and are as accurate as utility water meters in single application conditions.

(f) This section does not limit the authority of an owner, operator, or manager of an apartment house, manufactured home rental community, or multiple use facility to charge, bill for, or collect rent, an assessment, an administrative fee, a fee relating to the upkeep or management of chilled water, boiler, heating, ventilation, air conditioning, or other building system, or any other amount that is unrelated to utility costs.

Amended by Acts 1989, 71st Leg., ch. 567, Sec. 43, eff. Sept. 1, 1989; Acts 1999, 76th Leg., ch. 86, Sec. 1, eff. Aug. 30, 1999; Acts 2003, 78th Leg., ch. 673, Sec. 1, eff. Sept. 1, 2003.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 151 (S.B. 2126), Sec. 1, eff. September 1, 2009.

Acts 2013, 83rd Leg., R.S., Ch. 170 (H.B. 1600), Sec. 2.81, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 171 (S.B. 567), Sec. 81, eff. September 1, 2013.

Acts 2017, 85th Leg., R.S., Ch. 389 (S.B. 873), Sec. 2, eff. June 1, 2017.

Sec. 13.5031. NONSUBMETERING RULES. (a) Notwithstanding any other law, the utility commission shall adopt rules and standards governing billing systems or methods used by manufactured home rental community owners, apartment house owners, condominium managers, or owners of other multiple use facilities for prorating or allocating among tenants nonsubmetered master metered utility service costs. In addition to other appropriate safeguards for the tenant, those rules shall require that:

(1) the rental agreement contain a clear written description of the method of calculation of the allocation of nonsubmetered master metered utilities for the manufactured home rental community, apartment house, or multiple use facility;

(2) the rental agreement contain a statement of the average manufactured home, apartment, or multiple use facility unit monthly bill for all units for any allocation of those utilities for the previous calendar year;

(3) except as provided by this section, an owner or condominium manager may not impose additional charges on a tenant in excess of the actual charges imposed on the owner or condominium manager for utility consumption by the manufactured home rental community, apartment house, or multiple use facility;

(4) the owner or condominium manager shall maintain adequate records regarding the utility consumption of the manufactured home rental community, apartment house, or multiple use facility, the charges assessed by the retail public utility, and the allocation of the utility costs to the tenants;

(5) the owner or condominium manager shall maintain all necessary records concerning utility allocations, including the retail public utility's bills, and shall make the records available for inspection by the tenants during normal business hours; and

(6) the owner or condominium manager may charge a tenant a fee for late payment of an allocated water bill if the amount of the fee does not exceed five percent of the bill paid late.

(b) This section does not limit the authority of an owner, operator, or manager of an apartment house, manufactured home rental community, or multiple use facility to charge, bill for, or collect rent, an assessment, an administrative fee, a fee relating to the upkeep or management of chilled water, boiler, heating, ventilation, air conditioning, or other building system, or any other amount that is unrelated to utility costs.

Added by Acts 1989, 71st Leg., ch. 567, Sec. 43, eff. Sept. 1, 1989. Amended by Acts 1999, 76th Leg., ch. 86, Sec. 1, eff. Aug. 30, 1999; Acts 2003, 78th Leg., ch. 673, Sec. 2, eff. Sept. 1, 2003.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 170 (H.B. 1600), Sec. 2.82, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 171 (S.B. 567), Sec. 82, eff. September 1, 2013.

Acts 2017, 85th Leg., R.S., Ch. 389 (S.B. 873), Sec. 3, eff. June 1, 2017.

Sec. 13.504. IMPROPER RENTAL RATE INCREASE. If, during the 90-day period preceding the installation of individual meters or submeters, an owner, operator, or manager of an apartment house, manufactured home rental community, or other multiple use facility has increased rental rates and the increase is attributable to increased costs of utilities, the owner, operator, or manager shall immediately reduce the rental rate by the amount of the increase and refund all of the increase that has previously been collected within the 90-day period.

Amended by Acts 1987, 70th Leg., ch. 539, Sec. 26, eff. Sept. 1, 1987; Acts 1989, 71st Leg., ch. 567, Sec. 43, eff. Sept. 1, 1989; Acts 1999, 76th Leg., ch. 86, Sec. 1, eff. Aug. 30, 1999.

Sec. 13.505. RESTITUTION. (a) In this section, "overcharge" means the amount, if any, a tenant is charged for submetered or nonsubmetered master metered utility service to the tenant's dwelling unit after a violation occurred relating to the assessment of a portion of utility costs in excess of the amount the tenant would have been charged under this subchapter.

(b) The utility commission has exclusive jurisdiction for violations under this subchapter.

(c) If an apartment house owner, condominium manager, manufactured home rental community owner, or other multiple use facility owner violates a rule of the utility commission regarding utility costs, the person claiming the violation may file a complaint with the utility commission. The utility commission and State Office of Administrative Hearings shall establish an online and telephone formal complaint and hearing system through which a person may file a complaint under this subchapter and may appear remotely for a hearing before the utility commission or the State Office of Administrative Hearings. If the utility commission determines that the owner or condominium manager overcharged a complaining tenant for water or wastewater service from the retail public

utility, the utility commission shall require the owner or condominium manager, as applicable, to repay the complaining tenant the amount overcharged.

(d) Nothing in this section limits or impairs the utility commission's enforcement authority under Subchapter K. The utility commission may assess an administrative penalty under Section 13.4151 for a violation of this chapter or of any rule adopted under this chapter.

Amended by Acts 1987, 70th Leg., ch. 539, Sec. 26, eff. Sept. 1, 1987; Acts 1989, 71st Leg., ch. 567, Sec. 43, eff. Sept. 1, 1989; Acts 1999, 76th Leg., ch. 86, Sec. 1, eff. Aug. 30, 1999.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 170 (H.B. 1600), Sec. 2.83, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 171 (S.B. 567), Sec. 83, eff. September 1, 2013.

Acts 2017, 85th Leg., R.S., Ch. 389 (S.B. 873), Sec. 4, eff. June 1, 2017.

Sec. 13.506. PLUMBING FIXTURES. (a) After January 1, 2003, before an owner of an apartment house, manufactured home rental community, or multiple use facility or a manager of a condominium may implement a program to bill tenants for submetered or allocated water service, the owner or manager must:

(1) meet the standards prescribed by Section 372.002, Health and Safety Code, for sink or lavatory faucets, faucet aerators, and showerheads; and

(2) perform a water leak audit of each dwelling unit or rental unit and each common area and repair any leaks found.

(b) Not later than the first anniversary of the date an owner of an apartment house, manufactured home rental community, or multiple use facility or a manager of a condominium begins to bill for submetered or allocated water service under Subsection (a), the owner or manager shall:

(1) remove any toilets that exceed a maximum flow of 3.5 gallons of water per flushing; and

(2) install toilets that meet the standards prescribed by Section 372.002, Health and Safety Code.

(c) Subsections (a) and (b) do not apply to a manufactured home rental community owner who does not own the manufactured homes located on the property of the manufactured home rental community.

Added by Acts 2001, 77th Leg., ch. 873, Sec. 2, eff. Sept. 1, 2001.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 1316 (H.B. 2667), Sec. 5, eff. September 1, 2009

Daniel S. Edmunds

From: Courtney Gaines
Sent: Tuesday, February 2, 2021 10:38 AM
To: jeffc_419@hotmail.com
Cc: Kimberly Hoffman; Trevino, Ana
Subject: [COMPLAINT#CP2020101118 - Jeff Conners] Request to see info on water, wastewater, and drainage bills from January to June 2020
Attachments: The Gallery - January to June 2020.xlsx; gl070 WSD 0220.pdf; gl070 WSD 0520.pdf; gl070 WSD 0420.pdf; gl070 water 0320.pdf; gl070 WSD 0620.pdf; gl070 WSD (both phases) 0120.pdf; Request to see info on water, wastewater, and drainage bills from January to June 2020

Hello,

As requested, attached are the billing summaries from January - June 2020. Conservice currently bills phase 1 and 2 separately but did not at that time. Please note that both phases use the same bills for resident billing. We have broken down the expense and the actual total billed to residents for the requested time frame.

Post Month	Period From	Period To	Water		Sewer		Drainage	
			Total Billed Amount	Total Expense	Total Billed Amount	Total Expense	Total Billed Amount	Total Expense
January 2020	10/09/2019	11/07/2019	\$1,088.73	\$1,191.57	\$1,936.10	\$2,089.62	\$306.28	\$728.95
February 2020	11/07/2019	12/09/2019	\$951.67	\$1,016.56	\$1,674.09	\$1,753.66	\$352.40	\$728.95
March 2020	12/09/2019	01/09/2020	\$911.35	\$955.07	\$1,596.01	\$1,635.62	\$399.46	\$728.95
April 2020	01/09/2020	02/08/2020	\$933.34	\$992.91	\$1,641.03	\$1,708.26	\$454.51	\$728.95
May 2020	02/08/2020	03/10/2020	\$968.64	\$1,011.83	\$1,709.03	\$1,744.58	\$512.90	\$728.95
June 2020	03/10/2020	04/08/2020	\$996.02	\$945.61	\$1,749.94	\$1,617.46	\$619.76	\$728.95
Total:			\$5,849.75	\$6,113.55	\$10,306.20	\$10,549.20	\$2,645.31	\$4,373.70

Below is an explanation of how each utility is billed:

- **Water / Sewer:** Water and Sewer service is provided by City of Austin. Service provider issues bill, property management pays a portion to cover common area usage (25% of expense). The remaining amount is paid by residents using a multiplier based on the number of bedrooms in the unit.

Below are the factors by bedroom:

- 0.5 Bedroom: 1

- 1 Bedroom: 1.6

- 2 Bedroom: 2.8

- **Drainage:** Drainage service is provided by City of Austin. Service provider issues bill, amount is divided equally by number of units. **PLEASE NOTE: WE DO NOT legally have to release drainage information according to the PUC since they have no jurisdiction with drainage; however, I have a VERY intense desire to finally put this grievance behind us. RPM and/or The Gallery under our management has not and never will bill back utilities that do not follow the letter of the law, which is why RPM employs Conservice, a highly respected utility billing provider fully registered with the PUC. I whole heartedly believe your grievances lie, if any, with the former management company and their utility billing provider, as indicated by the PUC in their letter absolving RPM of any wrong doing.**

I have also attached:

- The bills that were used to calculate billing for January 2020 - June 2020
- A spreadsheet that reflects the occupied units and number of bedrooms used to calculate the bedroom factors by post month

I would ask that you immediately withdraw your complaint against RPM and The Gallery. We continue to uphold our position in the complaint.

Thank you,

CC: Ana Trevino, PUC

EXHIBIT K1

Post Month	Period From	Period To	Water		Sewer		Drainage	
			Total Billed Amount	Total Expense	Total Billed Amount	Total Expense	Total Billed Amount	Total Expense
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February 2020	11/07/2019	12/09/2019	\$951.67	\$1,016.56	\$1,674.09	\$1,753.66	\$352.40	\$728.95
March 2020	12/09/2019	01/09/2020	\$911.35	\$955.07	\$1,596.01	\$1,635.62	\$399.46	\$728.95
April 2020	01/09/2020	02/08/2020	\$933.34	\$992.91	\$1,641.03	\$1,708.26	\$454.51	\$728.95
May 2020	02/08/2020	03/10/2020	\$968.64	\$1,011.83	\$1,709.03	\$1,744.58	\$512.90	\$728.95
June 2020	03/10/2020	04/08/2020	\$996.02	\$945.61	\$1,749.94	\$1,617.46	\$619.76	\$728.95
Total:			\$5,849.75	\$6,113.55	\$10,306.20	\$10,549.20	\$2,645.31	\$4,373.70